

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit on accessory structure of garage height of 18' instead of the required 15' (garage).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Garage is under roof. I was not aware of 15 ft. limitation on height before construction of garage. Garage is presently under correction notice F-0347 7/24/81. I would be under a considerable hardship if I had to lower the height to 15 ft. I would also suffer a monetary loss if variance is not granted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: CHARLES J. FISCHER JR.  
(Type or Print Name)  
Signature: Charles J. Fischer

Legal Owner(s):  
(Type or Print Name)  
CHARLES J. FISCHER JR.  
Signature: Charles J. Fischer  
(Type or Print Name)  
EVA LEE FISCHER  
Signature: Eva Lee Fischer

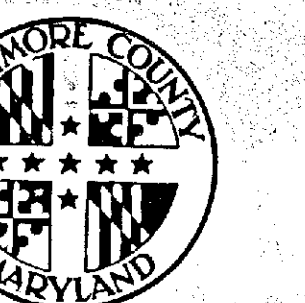
Address: 4804 Kenwood Avenue Phone No. 661-9517  
City and State: Baltimore, Maryland 21206  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Same As Above  
Name: Charles J. Fischer Phone No. 661-9517  
Address: 4804 Kenwood Avenue Phone No. 661-9517  
City and State: Baltimore, Maryland 21206

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of August, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 22nd day of October, 1981, at 9:30 o'clock A.M.

William E. Gerber  
Zoning Commissioner of Baltimore County.

(over)

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 14, 1981

COUNTY OFFICE BLDG.  
111 M. Chesapeake Ave.  
Towson, Maryland 21204

Mr. & Mrs. Charles J. Fischer, Jr.  
4804 Kenwood Avenue  
Baltimore, Maryland 21206

RE: Item No. 32  
Petitioner - Charles J. Fischer, Jr., et ux  
Variance Petition

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Dear Mr. & Mrs. Fischer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENC. bco

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 11, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #32 (1981-1982)  
Property Owner: Charles J. & Eva Lee Fischer, Jr.  
N/WS Kenwood Avenue 88' N/E of McCormick Avenue  
Acre: 0.925 District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

This property comprises the plat of "Lots 1, 2 & 3, Kress Subdivision", recorded O.T.G. 55, Folio 77.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 32 (1981-1982).

Very truly yours,

Robert A. Morton  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

N-SP Key Sheet  
22 RE 19 Pos. Sheet  
NE 6 E Topo  
81 Tax Map

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: August 12, 1981

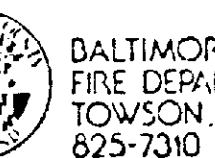
FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Ghulan Sarwar
- Item #247 - Betty Lee Dulany, et al
- Item #10 - Fung Kun Lun, et al
- Item #11 - Baltimore and Ohio Railroad Company
- Item #14 - Lewis Investment Company
- Item #15 - North View Associates
- Item #16 - Transportation Displays, Inc.
- Item #17 - Gale and Helen Nelson
- Item #18 - William and Kathryn Koenig
- Item #19 - East Bay Development Corp.
- Item #21 - Karen Daniels, et al
- Item #22 - Wesley R. and Cecilia M. Daub
- Item #23 - DeJettis Demetrakis
- Item #24 - Bertha Linnen
- Item #26 - Robert H. and Pearl A. Bouse, Jr.
- Item #27 - Randallstown Associates
- Item #28 - Arundel Lumber Company, Inc.
- Item #29 - Pulaski Industrial Park, Assoc.
- Item #30 - Samuel L. and Margaret B. Brown
- Item #32 - Charles J. and Eva Lee Fischer, Jr.

Ian J. Forrest  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Charles J. and Eva Lee Fischer, Jr.

Location: NW/8 Kenwood Avenue 88' N/E of McCormick Avenue

Item No.: 32

Zoning Agenda: Meeting of August 11, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Paul H. Rencke Noted and Approved: George M. McGehee  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

ORDER RECEIVED FOR FILING

DATE: October 29, 1981



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN E. GERBER  
DIRECTOR

September 15, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #32, Zoning Advisory Committee Meeting, August 11, 1981, are as follows:

Property Owner: Charles J. and Eva Lee Fischer, Jr.  
Location: NW/8 Kenwood Avenue 88' N/E of McCormick Avenue  
Acre: 0.925  
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,  
John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:sh



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

September 18, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

RE: Zoning Advisory Committee Meeting of August 11, 1981

The Department of Traffic Engineering has no comment for items number 25, 26, 27, 28, 29, 30, 31 and 32.

Michael S. Flanagan  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/r1j



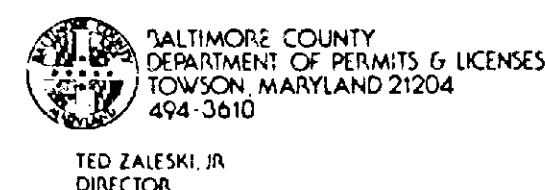
ORDER RECEIVED FOR FILING

DATE October 23, 1981  
BY John M. Deane  
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of October, 1981, that the herein Petition for Variance(s) to permit an accessory structure (garage) of average height of 18 feet in lieu of the required 15 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. Deane  
Deputy Zoning Commissioner of  
Baltimore County



Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

August 19, 1981

Dear Mr. Hammond:

Comments on the #2 Zoning Advisory Committee Meeting, August 11, 1981 are as follows:

- Property Owner: Charles J. & Eva Lee Fischer, Jr.  
Location: NW/8 Kenwood Avenue 88' N/E of McCormick Avenue  
Baltimore County Office Building  
Towson, Maryland 21204  
Proposed Zoning: Variance to permit an accessory structure of average height of 18' in lieu of the required 15'.
- Address: 0.925  
District: 14th
- The items checked below are applicable:
- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line. The one hour wall construction is applicable here as the structure is in masonry.
- F. Requested variance conforms with Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect/Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- I. Comments.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
Charles E. Sumner  
Charles E. Sumner, Chief  
Plans Review

CES/vjs

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 5, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: August 11, 1981

RE: Item No: 24, 25, 26, 27, 28, 29, 30, 31, 32  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/8 of Kenwood Ave., 88' NE of McCormick Ave.,  
14th District : OF BALTIMORE COUNTY

CHARLES J. FISCHER, JR., et ux, : Case No. 82-106-A  
Petitioners

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### ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles J. Fischer, Jr., 4804 Kenwood Avenue, Baltimore, Maryland 21206, Petitioners.

John W. Hession, III

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Petition No. 82-106-A Item 32

Date: September 22, 1981

Petition for Variance  
Northwest side of Kenwood Avenue, 88 feet Northeast of McCormick Avenue  
Petitioner- Charles J. Fischer, Jr., et ux

Fourteenth District

HEARING: Thursday, October 22, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

Form with multiple sections: A. TYPE OF IMPROVEMENT, B. OWNERSHIP, C. TYPE OF USE, D. TYPE OF CONSTRUCTION, E. RESIDENTIAL ONLY, F. DIMENSIONS, G. NOTES. Includes handwritten notes and stamps.

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

October 15, 1981

Mr. and Mrs. Charles J. Fischer, Jr.  
4804 Kenwood Avenue  
Baltimore, Maryland 21206

RE: Petition for Variance  
NW/8 Kenwood Ave., 88' NE of McCormick Ave.  
Case #82-106-A Item #32

Dear Mr. and Mrs. Fischer:

This is to advise you that \$46.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 101682

DATE 10/22/81 ACCOUNT 01-662

AMOUNT \$46.25

RECEIVED Charles J. Fischer, Jr.  
FOR: Posting & Advertising of Case #82-106-A

VALIDATION OR SIGNATURE OF CASHIER

## PETITION FOR VARIANCE

14th DISTRICT

ZONING: Petition for Variance  
LOCATION: Northwest side of Kenwood Avenue, 88 feet Northeast of McCormick Avenue  
DATE & TIME: Thursday, October 22, 1981 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure of average height of 18' instead of the required 15' (garage)

The Zoning Regulation to be excepted as follows:

Section 400.3 - Minimum height of accessory structure

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Charles J. Fischer, Jr., et ux, as shown on plat plan filed with the Zoning Department.

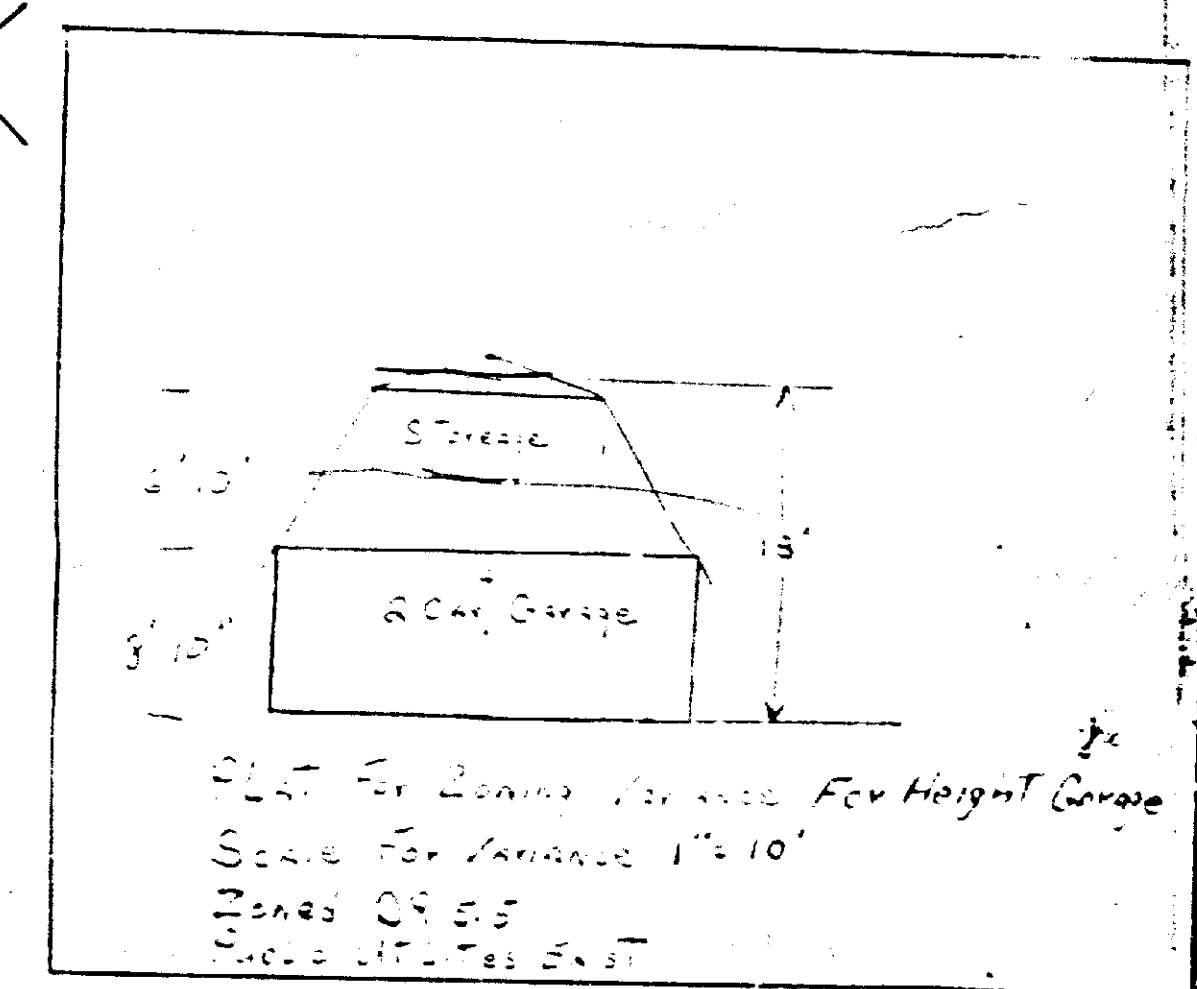
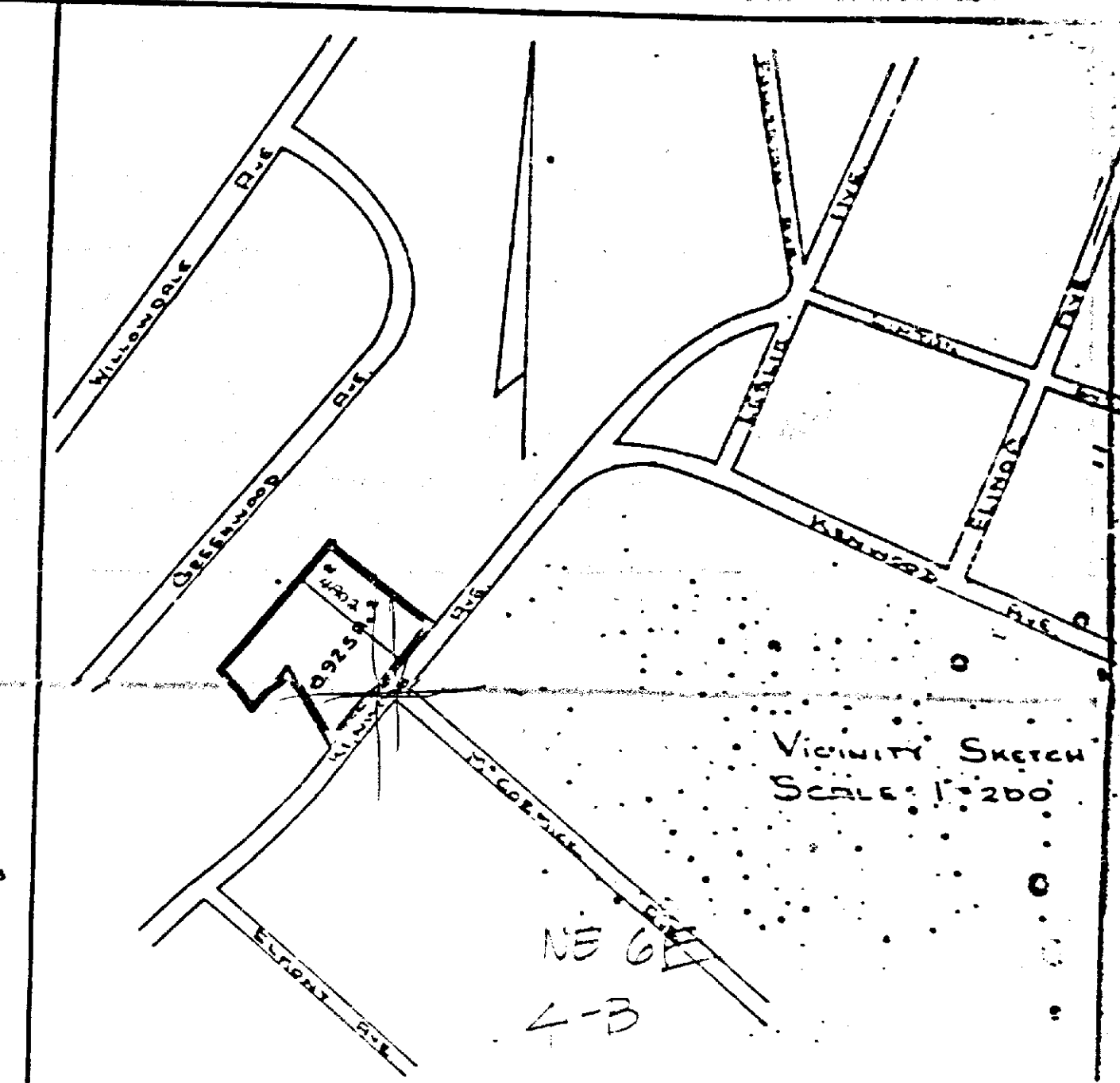
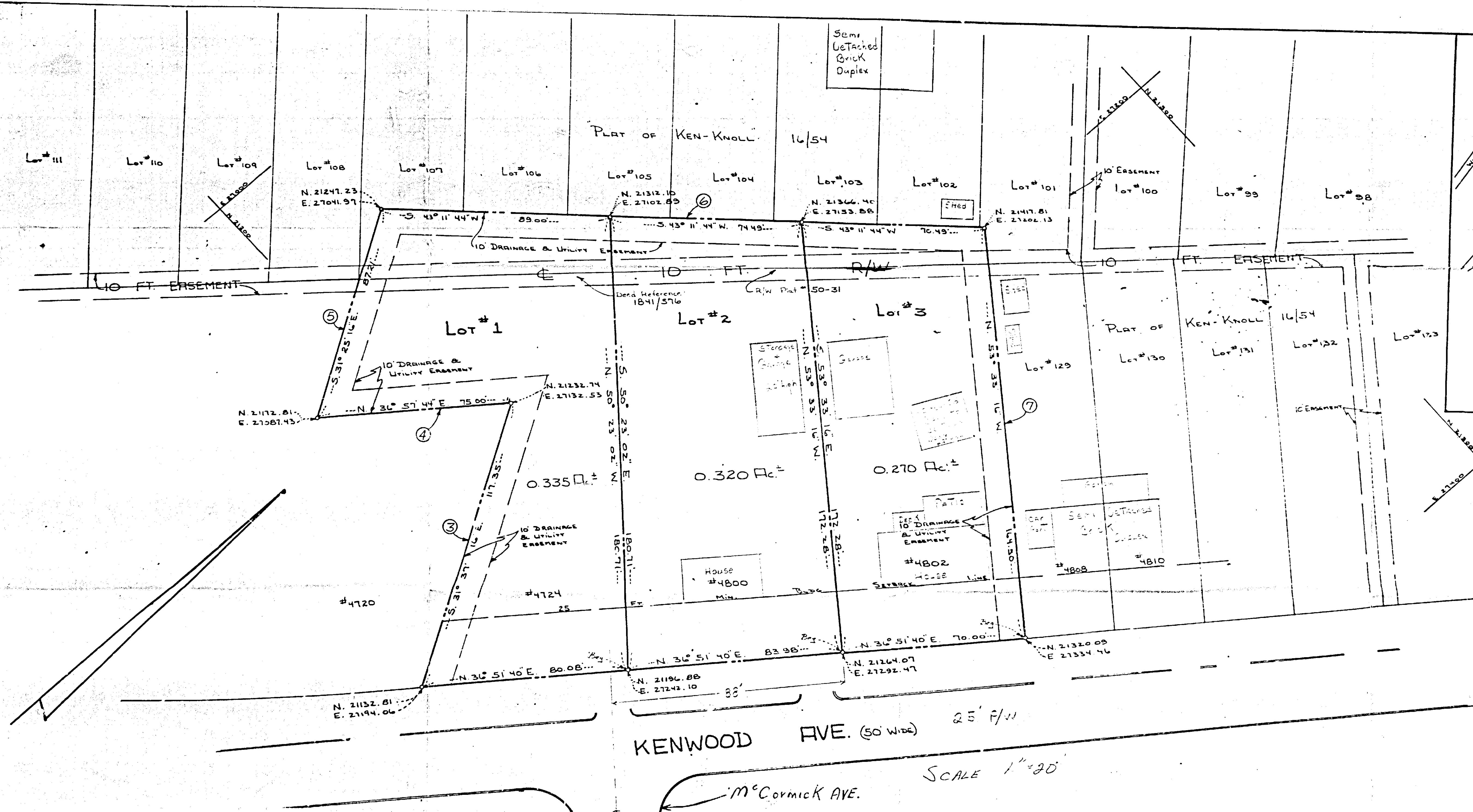
Hearing Date: Thursday, October 22, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY









**PLAT OF**  
**Lots 1, 2 & 3, KRESS SUBDIVISION**  
**14th Elec. Dist. BALTO Co., MD**

Item #32

OFFICE COPY